

BRIGHTON & HOVE CITY COUNCIL
PLANNING APPLICATIONS SUB-COMMITTEE

17 DECEMBER 2003

2.00PM

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Carden (Chair), Elgood, Forester, Hamilton, K Norman, Older, Paskins, Pennington (Deputy Chair), Mrs Theobald (Opposition Spokesperson), Tonks, Wells.

Also in Attendance: Mrs J Turner, Disabled Access Advisory Group; Mr J Small, Conservation Areas Advisory Group

PART 1

114A. DECLARATION OF SUBSTITUTES

Councillor

For

14A.1 Councillor Elgood Councillor Watkins

114B. DECLARATION OF MEMBERS' INTERESTS

114B.1 Councillor Elgood declared an interest in Applications BH2003/00237/FP; BH2003/02882/LB and BH2003/02887/CA, 61-65 Brunswick Street West, by virtue of the petition he presented in respect of this item (see item 116 below). Councillor Elgood did not speak in relation to any of the applications leaving the meeting during the discussions and decision making thereon in which he took no part. Councillor Mrs Theobald declared a personal interest in Application BH2003/03039/FP, 41 Cornwall Gardens by virtue of her connections with the Brighton Festival (this application was subsequently deferred for a site visit). Councillor Hamilton declared a personal interest in Applications BH2003/03394/FP and BH2003/03403/FP Mile Oak Clinic, Chalky Road, Portslade by virtue that he was registered as a patient with the surgery but he did not consider this to be prejudicial. By virtue of the nature of his interest he was not required to leave the meeting during discussion of the item, although he took no part in the voting thereon. Councillor Wells declared an interest in Application BH2003/02979/RM, Woodingdean Business Park (former bakery site) Falmer Road, by virtue of his direct personal involvement with Downs Baptist Church. He left the meeting

during consideration of the item and took no part in the discussion or voting thereon.

114C. EXCLUSION OF PRESS AND PUBLIC

114C.1 The Sub-Committee considered whether the press and public should be excluded from the meeting during consideration of any items contained in the agenda, having regard to the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in Section 100A(3) of the Local Government Act 1972.

114C.2 **RESOLVED** - That the press and public be not excluded from the meeting during consideration of any item on the agenda.

115. MINUTES

115.1 **RESOLVED** - That the minutes of the meeting held on 26 November 2003 be approved and signed by the Chair as a correct record of the proceedings.

116. PETITIONS

116.1 Councillor Elgood presented a petition on behalf of local residents in relation to Applications BH2003/02237/FP; BH2003/02882/FP and BH2003/02887/CA, 61-65 Brunswick Street West in the following terms:

"We implore the Councillors to reject the officers' recommendations as, inexplicably, they ignore or override material policies, established wisdom & prior decisions, appeals history, community opinion and common sense.

So as to thus only permit sympathetic development of this site which then does no harm to this locality within the Brunswick Town Conservation Area or any of the Listed Buildings therein, and their settings and the views and interplay between them, and the near and far views within the Conservation Area, and being suitable in character and usage thus also takes into account the current social, leisure and modest residential mix, the mews street scene and the amenities of its occupiers & users: including, but not only, no threat to, or blight of, commercial viability or to the established social harmony; the retention of historic daylight & sunlight; freedom from overlooking; freedom of safe passage; and no worsening of crime temptations nor of existing local facilities for vehicles. All as required by local and national policies & guidance combined with impartial, open consultation and informed discussion.

In the above regards to thus only permit development of this windfall garage / garden site in a historic vicinity, provided that such development is in character with the local vernacular, defers to the interplay of the historic

architecture, respects the area's long established history and usages and does not degrade or substitute for the amenities associated with the proper and harmonious enjoyment of those usages.

And that any permitted residential development of this particular mews site shall incorporate a continued off street / off footpath garage parking facility, as also recommended by the Council's traffic management, so as to neither worsen the already critical situation in this street nor increase parking pressures in the already very overburdened adjacent streets of Zone M.

And that by respecting both the long established modest residential scale and the non residential usages shall not encourage community pressures or disharmony or crime through an excessive influx of speculative and inappropriate luxury four bedroomed family accommodation which is an unsuitable over-development that also physically overflows the small, Conservation Area mews site, and is in contravention of sustainable housing and social policy and best practices." (133 signatures)

116.2 **RESOLVED** – That the petition be received and noted.

Note: Having presented the petition Councillor Elgood left the meeting during consideration of these applications and took no part in the discussions or voting thereon.

117. UPDATE ON DECISIONS DELEGATED TO OFFICERS AT PREVIOUS MEETINGS

117.1 The Development Control Manager reported on the following:-

117.2 A Members Training Session had taken place on 5 December relating to probity issues following which all Members had been issued with copies of the power point presentation given. Further training sessions were to take place on 15 January 2004 relative to telecommunications masts/installations and on 3 February 2004 relative to design matters.

117.3 Notification had been received that an appeal had been lodged in respect of Application BH2003/02748/FP, Tesco's Store, 10-12 West Street, Rottingdean, refused by the Sub-Committee on 15 October 2003. It was requested that one of the Members who had voted against the scheme appear at the Inquiry. Details of how Members had voted were given.

117.4 **RESOLVED** - That the report be noted.

118. SITE VISITS

118.1 **RESOLVED** - That the following site visits be undertaken by the Sub-Committee prior to determining the applications:-

APPLICATION	SITE	SUGGESTED BY
BH2003/03039/FP	41 Cornwall Gardens	Councillor K Norman

[**Note:** Item 120 sets out a full list of future site visits.]

119. PLANS LIST OF APPLICATIONS, 17 DECEMBER 2003 (SEE MINUTE BOOK)

(i) SUBSTANTIAL OR CONTROVERSIAL APPLICATIONS OR APPLICATIONS DEPARTING FROM COUNCIL POLICY

Applications BH2003/03251/FP - North Street Quadrant

119.1 The Planning Officer confirmed that further revised drawings had now been received in respect of the Air Street elevation and that the scheme was now recommended for approval.

119.2 Members welcomed the scheme which in their view represented a significant improvement on the previously refused scheme.

119.3 **RESOLVED** - That the Council is minded to grant Planning Permission subject to the variation of the existing S106 Obligation to secure off-site highway works, shop mobility contribution, contribution for modifying Traffic Orders to ensure the development is car free and that a percentage for art contribution is secured and to the conditions set out in the report.

Application BH2003/03369/OA - Redhill Sports Ground, West of Redhill Close

119.4 It was noted that this application had been the subject of a site visit prior to the meeting and that the application related to part of the land.

119.5 Members welcomed the application which would provide a much needed community facility noting the widespread local support for the scheme from residents and local Ward Councillors.

119.6 **RESOLVED** – That Outline Planning Permission be granted subject to the conditions set out in the report.

Application BH2003/02237/FP – 61, 63, 65 Brunswick Street West, Hove

119.7 It was noted that this application had been the subject of a site visit prior to the meeting. Mr Chevasse spoke on behalf of objectors to the scheme. Mr Phillips spoke on behalf of the applicants. Mr Chevasse detailed the of concerns of the Friends of Brunswick Square and Terrace, copies of which were provided for Members and were also summarised on the circulated Late List.

119.8 The Planning Officer confirmed that the main issues to be considered were the appropriateness of development having regard to its setting adjacent to a Grade 1 Listed Building and within a conservation area, the effect on neighbouring amenities in a mixed use area and highway safety issues. It was noted that strong objections had been received on the grounds that the design was overmassed and out of character with the surrounding conservation area. Whilst it was concluded that an infill development would have an effect on neighbouring amenity, it was considered that this would be of broadly similar scale to the surrounding existing development and, any adverse effects would not be such as to warrant refusal.

119.9 Councillor Older whilst not averse to a new development, considered the proposed scheme to be totally alien and out of keeping with the surrounding street scene and the character of the conservation area, houses of a more traditional style would be more appropriate. Reference was made to new houses in Brunswick Street East which were considered more acceptable. Councillors K Norman, Mrs Theobald and Wells concurred with that view. Councillor Paskins considered that the design could be improved upon, particularly the roof terraces which were considered to be dark and overly dominant. Councillor Forester considered the design to provide a modern flavour which was in keeping with the symmetry and texture of the surrounding area.

119.10 Reference was made to the divergent views expressed by English Heritage and CAAG and to the fact that an updated CAAG comment had not been available. Mr Small who was present on behalf of CAAG stated that the Group still considered the design to be unsatisfactory. The Development Control Manager explained that the proposal represented an unashamedly modern design solution as opposed to a pastiche and that there were differing views surrounding this. She referred Members to the decision of the Planning Inspector included at item 122c on the agenda relating to land at 128 King's Road where it had not been considered desirable by the Inspectorate to replicate the façade of surrounding buildings.

119.11 Having fully considered the matter it was put to the vote and on the Chair's casting vote the application was approved.

119.12 **RESOLVED** - That Planning Permission be granted subject to the conditions set out in the report.

[Note 1: Councillor Elgood having presented the petition in respect of this application and Applications BH2003/02882/LB and BH2003/02887/CA withdrew from the meeting and did not take part in the discussion or voting on any of the applications.]

[Note2: Councillors Hyde, K Norman, Older, Mrs Theobald and Wells voted that the application be refused. Councillor Paskins abstained. Councillors Forester, Hamilton, Pennington, Tonks and Carden (Chair) voted that the application should be granted. On the Chair's casting vote Permission was granted.]

Application BH2003/02882/LB – 61, 63, 65 Brunswick Street West, Hove

119.13 **RESOLVED** - That the Council is minded to grant Listed Building Consent subject to no objections being received from the Secretary of State and to the following conditions:

1. 00.02 Listed Building Consent.
2. 15.01 no demolition until contract signed.

Reason: Add: in compliance with Policy BE11 of the Hove Borough Local Plan and Policy HE8 of the Brighton & Hove Local Plan Second Deposit Draft.

[Note 1: Please refer to Note 1 above.]

[Note 2: Councillors Hyde, K Norman, Mrs Theobald and Wells voted that the application be refused. Councillor Older abstained. Councillors Forester, Hamilton, Paskins, Pennington, Tonks and Carden (Chair) voted that the application be approved and on a vote of 6 to 4 the application was granted.]

Application BH2003/02887/CA – 61, 63, 65 Brunswick Street West, Hove

119.14 **RESOLVED** - That Conservation Area consent be granted subject to the following conditions:

1. 15.01 No demolition until contract signed.

Reason: Add: in compliance with policy BE11 of the Hove Borough Local Plan and policy HE8 of the Brighton & Hove Local Plan Second Deposit Draft.

2. 15.02 No demolition until details approved.

Reason: Add: in compliance with policy BE11 of the Hove Borough Local Plan.

[Note 1: Please refer to Note 1 above.]

[Note 2: Councillor Mrs Theobald requested that her vote that this application be refused be recorded.

Application BH2003/02094/FP - Hove Town Hall, Norton Road

119.15 The Planning Officer explained that the application had originally been deferred in order for the site visit to take place and to enable Members to view four different samples of solar film which had been installed on the building. Whilst the installation of solar film would

undoubtedly darken the existing tint from the windows, there was no objection to this in principle as it would not impact significantly on the character of the building, provided that a degree of transparency could be maintained. Anglian Building products who would be providing the film were confident that the proposed film was compatible with the existing glazing and was unlikely to promote thermal stress failure. Various types of window film already existed in a number of places on the building and had not resulted in glazing related problems. It was clarified that Colin Bennett's objections were made as an individual and not on behalf of DAAG.

119.16 Janet Turner, DAAG, expressed concern regarding any loss of light which might affect accessibility of the building for the partially sighted or other disabled users; she also had concerns regarding whether or not this would have any effect on the lighting and atmosphere within the Council Chamber itself. Councillor Elgood expressed concern that the Council had a duty to the visually impaired and other disabled users/visitors to the Town Hall. Councillor Mrs Theobald and several other members expressed concern regarding removal of the planting from the public areas at the Town Hall, an indication that it would be too dark for planting to survive. Councillor Forester considered that the proposals were acceptable and, whilst considering them acceptable, Councillor Hamilton would have welcomed an independent assessment of the proposed film. Councillor Wells considered that neighbouring properties should have been consulted more widely regarding the proposals, by means of a leaflet drop rather than solely by the posting of on street notices. In answer to questions, it was explained that a number of measures were being assessed in relation to heating, lighting and ventilation and that ultimately other solutions other than the use of solar film might be found.

119.17 Following discussion a vote was taken and on the Chair's casting vote the application was approved.

119.18 **RESOLVED** - That Planning Permission be granted by the Council subject to the following conditions:

1. 00.01 Full Planning.
2. The development hereby permitted shall be carried out with Anglian Building Products HP Natural25.

Reason: This grade film is considered to be of an appropriate colour and of sufficient transparency to satisfactorily preserve the visual amenity of the building and the locality in accordance with policies BE1 and BE8 of the Hove Borough Local Plan.

[Note: Councillors Elgood, Hyde, K Norman, Older, Mrs Theobald and Wells voted that the application be refused. Councillors Forester, Hamilton, Paskins, Pennington, Tonks and Carden (Chair) voted that the application be approved. The application was agreed on the Chair's casting vote.

Application BH2003/02998/OA - Land R/O 13 & 15 Kenilworth Close

119.19 It was noted that this application had been the subject of a site visit prior to the meeting. The Planning Officer referred to a further letter of objection that had been received and it was noted that these issues had been covered in the report.

119.20 **RESOLVED** – That Outline Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/02456/FP - St George's Church, St George's Road

119.21 It was noted that this application had been the subject of a site visit prior to the meeting.

119.22 Whilst generally considering the scheme to be acceptable several Members expressed concern regarding the amount of natural light in the proposed nursery, given its subterranean location and requested clarification regarding the height dimension and materials to be used for the proposed sun pipes. Concerns were also expressed regarding the provision of only one fire/emergency exit for the nursery area. Janet Turner, DAAG, had particular concerns as this could hamper escape particularly for the disabled in the event of an emergency.

119.23 The Development Control Manager agreed that it would be appropriate to add a condition regarding confirmation of details of the sun pipes prior to the commencement of any works and to the addition of an informative relating to the provision of fire exits.

119.24 **RESOLVED** – That Planning Permission be granted by the Council subject to the conditions set out in the report and that confirmation of details relating to the materials, size and dimensions of the sun catchers/pipes proposed be secured by condition and; to the addition of an informative reiterating concerns expressed regarding escape arrangements in the event of a fire and urging the applicants to further explore the feasibility of providing a further exit point.

Application BH2003/02523/LB - St George's Church, St George's Road

119.25 Having considered the issues set out above Members agreed to grant the application subject to the conditions set out in the report.

119.26 **RESOLVED** – That Listed Building Consent be granted subject to the conditions set out in the report.

(ii) DECISIONS ON MINOR APPLICATIONS LIST DATED 17 DECEMBER 2003

119.27 The recommendations of the Director of Environment were agreed with the exception of items reported in parts (iii) and (iv) below and items deferred for site visits as set out in the agenda items before and following the Plans List.

(iii) DECISIONS ON MINOR APPLICATIONS WHICH VARY FROM THE RECOMMENDATIONS OF THE DIRECTOR OF ENVIRONMENT AS SET OUT IN THE PLANS LIST (MINOR APPLICATIONS) DATED 17 DECEMBER 2003**Application BH2003/03381/FP – 195 Mackie Avenue, Brighton**

119.28 Mr Apps, the applicant, spoke in support of his application, referring to a letter of support from a neighbouring property and to the identical conversions to be seen elsewhere in Mackie Avenue and nearby which had not required planning permission the having been carried out as part of permitted development. Had the kitchen at the property not been previously extended when they purchased the property, the roof space could have been converted and rear dormers added without the need to apply for permission. The other properties he referred to had also involved the conversion of a hipped roof to a gable end.

119.29 The Development Control Manager confirmed that if the proposals needed planning permission, they must be assessed against the Council's planning policies and guidance, and therefore the recommendation was one of refusal.

119.30 Councillor Hyde considered that in view of the number of identical roof conversions in the immediate vicinity, it would be inappropriate to refuse this application and she could consider that it should be granted. Other Members of the Sub-Committee were in agreement and on a vote it was agreed that the application be granted.

119.31 **RESOLVED** - That Planning Permission be granted by the Council for the reasons set out above and subject to a condition being added that all materials used should match the existing.

[Note 2: Councillors Elgood, Forester, Hamilton and Tonks voted that the application be refused. Councillors Carden, Pennington and Paskins abstained. Councillors Mrs Theobald, Hyde, K Norman, Older and Wells voted that the application be approved and on a vote of 5 to 4 the application was approved.

Application BH2003/03486/FP- 4B Preston Park Avenue, Brighton

119.32 The Planning Officer referred to two further objections received. It was explained that the house which dated from the late nineteenth century

was situated on the east side of Preston Park Avenue facing Preston Park (Grade 11 listed) and comprised a substantial semi-detached house arranged as flats. The rear garden had been sub-divided, with an area of approximately 17 metres in length which had been fenced off to act as amenity space for the main house.

119.33 Councillors K Norman and Hyde considered that both the “semi-submerged” dwelling proposed at the rear of the property and the attached dwelling to the frontage of the existing Edwardian house were detrimental to the character both of the existing house and to the surrounding conservation area. Councillor Mrs Theobald considered both proposed dwellings to be of very poor design. Councillor Paskins considered that the attached dwelling which would front Preston Park Avenue was damaging to the neighbouring house and to the surrounding street scene. The Development Control Manager confirmed in answer to questions that the Edwardian house was not listed.

119.34 The Solicitor to the Committee stated that the Sub-Committee consider might be able to consider the two discrete elements of the scheme separately and could take a decision on each. Councillor Pennington proposed this approach and was seconded by Councillor Tonks, but this was not granted or refused in its entirety. On a vote the application was refused.

119.35 **RESOLVED** - That the application be refused by the Council as being inappropriate to the adjoining Edwardian house and harmful to the character and appearance of the Preston Park Conservation Area, contrary to policies ENV3 and ENV22 of the Brighton and Hove Local Plan and QD1 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.

[**Note:** Councillors Forester, Hamilton, Pennington, Tonks and Carden (Chair) voted that the application should be approved. Councillors Elgood, Hyde Norman, Older, Paskins, Mrs Theobald and Wells voted that the application be refused. On a vote of 7 to 5 the application was refused.]

(iv) OTHER APPLICATIONS

Application BH2003/03491/FP - 1 Mayo Road

119.36 Mr Wooller spoke in support of his application, referring to similar treatment that had been given to neighbouring properties prior to the inception of the conservation area.

119.37 Members did not consider the proposed windows to be appropriate but were of the view that suitable double glazed, timber framed sash windows were likely to be considered appropriate.

119.38 **RESOLVED** - That Planning Permission be refused by the Council for the reasons set out in the report.

Application BH2003/03609/FP - 15-16 Trafalgar Street, Brighton

119.39 Following the Planning Officer's presentation regarding the site layout Members were of the view that it would be beneficial to defer consideration of the application pending a site visit.

119.40 **RESOLVED** - That consideration of the foregoing application be deferred pending a site visit.

Applications BH2003/03572/FP - 80 Edburton Avenue

119.41 Mr Chalmers spoke in support of his application. Members considered that the application as currently presented was unacceptable but considered that with further negotiation it would be possible to amend the scheme further to enable it to be granted.

119.42 **RESOLVED** - That Planning Permission be refused by the Council for the reasons set out in the report.

Application BH2003/03367/OA – 141-143 Preston Road

119.43 In answer to questions the Planning Officer confirmed that the proposed number of car parking spaces was considered appropriate in relation to the location and proposed use for the site and bearing in mind the previous consents granted for this site.

119.44 **RESOLVED** - That Outline Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/03573/FP - R/O 19 Preston Park Avenue

119.45 The Planning Officer referred to further letters of objection that had been received.

119.46 **RESOLVED** - That Planning Permission be refused by the Council for the reasons set out in the report.

Application BH2003/03039/FP - 41 Cornwall Gardens

119.47 Members agreed that it would be appropriate to defer consideration of the application pending a site visit in order to assess the potential impact of the development on the neighbouring property.

119.48 **RESOLVED** - That consideration of the foregoing application be deferred pending a site visit.

Application BH2002/02510/FP Seafield Road, R/O 21/23 St Aubyns

119.49 The Planning Officer referred to further letters of objection which had been received and in answer to questions explained that the area to be in filled was the current ground floor undercroft parking area.

119.50 **RESOLVED** - That Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/03595/RM – 52 Palmeira Avenue

119.51 In answer to questions the Planning Officer explained that the height increase had arisen as a result of inaccuracies in the originally drawn plans, but was not significant and it was not such that refusal of the scheme to be recommended. Mrs Turner, DAAG, referred to the need to ensure that the accommodation provided was suitable for use by the disabled had a larger kitchen and, bathroom areas to accommodate the turning circle necessary for wheelchair users. It was agreed that this would be conveyed to the applicants.

119.52 **RESOLVED** - That the Reserved Matters in respect of siting, design and external appearance and access be agreed subject to the conditions set out in the report.

Application BH2003/03394/FP – Mile Oak Clinic, Chalky Road, Portslade

119.53 Mrs Turner, DAAG, sought clarification whether a lift was to be provided, stating that as this would be a new facility wheelchair users should be provided with access to all floors.

119.54 **RESOLVED** - That Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/03410/FP - 57 Shirley Drive, Hove

119.55 Mrs Murdoch spoke as an objector to the application. Mr Barling spoke on behalf of the applicants. Councillor Mrs Brown spoke against the proposals in her capacity as a local Ward Councillor.

119.56 Councillor Mrs Theobald considered the application to be overly dominant and would make the plot sizes cramped compared to neighbouring properties and, Councillor Paskins considered the proposed design to be poor.

119.57 **RESOLVED** - That Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/03342/FP - 36 Tongdean Road

119.58 Mrs Dahmen spoke as an objector to the application and Mr M Taylor spoke on behalf of the applicant. Having considered the matter, Members were of the view that it would be appropriate to defer consideration of the application in order for Members to better assess the potential impact on the neighbouring property.

119.59 **RESOLVED** - That consideration of the foregoing application be deferred pending a site visit.

Application BH2002/02524/FP – Hove Recreation Ground

119.60 The Planning Officer referred to the revised lighting scheme which was now considered acceptable. Councillor Paskins considered that additional lighting could create an intensified use of the site in the evenings and that this should be resisted. Several Members expressed concern regarding the progress of enforcement action in relation to the existing Section 106 obligation and it was agreed that an update would be provided to the next meeting of the Sub-Committee. The Solicitor explained that this application had to be considered on its merits and separately from the enforcement of the Section 106 Obligation.

119.61 **RESOLVED** - That Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/03186/FP – 22 Walpole Road

119.62 Councillor Older referred to the concerns expressed by the Traffic Engineer. The Development Control Manager stated, that given the proposed use was unlikely to generate any additional traffic it was considered acceptable.

119.63 **RESOLVED** - That Planning Permission be granted by the Council subject to the conditions set out in the report.

Application BH2003/03254/FP - 15 Bristol Road

119.64 Mr Hatton spoke as an objector to the application. Mr Fionda, the applicant, spoke in support of his application. Members considered that it would be appropriate to defer consideration of the application pending a site visit to assess the impact of the decked area on the neighbouring property.

119.65 **RESOLVED** - That consideration of the application be deferred pending a site visit.

Application BH2003/02979/RM – Woodingdean Business Park (Former Bakery Site), Falmer Road

119.66 Councillor Hyde whilst supporting the application expressed concern that parking would be inadequate. The Development Control Manager explained it was likely that during evenings and weekends when the business park was not in operation additional on-street parking would be available, it was also possible that some of the businesses would allow their car parks to be used out of hours. Confirmation was given in answer to a question by Mrs Theobald that a Section 106 Obligation was in place to provide a pedestrian crossing facility and that this could be provided for the church centre complex.

119.67 **RESOLVED** - That the reserved matters (siting, external appearance, design, access and layout) be agreed subject to the conditions set out in the report.

[**Note:** Having declared an interest in the application by virtue of his involvement with the church Councillor Wells withdrew from the meeting and took no part in the discussions or decision in respect of this application.]

(v) TREES

119.68 **RESOLVED** - (1) That permission to fell the trees which are the subject of the following applications be granted as set out in the report:-

BH2003/03565/TPO/F - D'oyly Cottage, Bazehill Road, Rottingdean (with conditions as set out in the report)

BH2003/03589/TPO/F - 15 Surrenden Park (with conditions as set out in the report)

(2) That permission to fell the tree which is the subject of the following application be refused as set out in the report:-

BH2003/03585/TPO/F - o/s 3 Rookery Close, Preston Road

(3) That decisions on tree works delegated to the Director of Environment, as set out in the Plans List dated 17 December 2003, be noted.

(vi) DECISIONS ON APPLICATIONS DELEGATED TO THE DIRECTOR OF ENVIRONMENT

109.69 **RESOLVED** - That the decisions of the Director of Environment on other applications using her delegated powers be noted.

[**Note 1:** All decisions recorded in this minute are subject to certain conditions and reasons recorded in the Planning Register maintained by the Director of Environment. The register complies with legislative requirements.]

Note 2: A list of the representations, received by the Council after the plans List reports had been submitted for printing, was circulated to Members (for copy see minute book). Representations received less than 24 hours before the meeting were not considered in accordance with resolutions 129.7 and 129.8 set out in the minutes of the meeting held on 16 January 2002.]

120. SITE VISITS

120.1 The following list contains details of site visits agreed during consideration of items 118 and 120 above, any additional site visits in respect of applications currently being processed by officers, and sets out the total number of site visits agreed prior to the next (or a future) meeting of the Sub-Committee.

120.2 **RESOLVED** - That the following site visits be undertaken by the Sub-Committee prior to determining the applications:-

APPLICATION	SITE	SUGGESTED BY
BH2003/03039/FP	41 Cornwall Gardens	Councillor K Norman
BH2003/03609/FP	15-16 Trafalgar Street	Councillor Older
BH2003/03342/FP	36 Tongdean Road	Councillor Hyde
BH2003/0325/FP	15 Bristol Road	Councillor Hyde
BH2003/02691/FP	Babylon Lounge, Kingsway	Agreed 15 October 2003

121. PROGRESS ON CURRENT APPEALS

121.1 The Development Control Manager circulated a sheet giving details of forthcoming planning inquiries or appeal hearings.

122. APPEAL DECISIONS

122.1 The Sub-Committee noted letters from the Planning Inspectorate advising on the results of Planning Appeals as set out in the agenda.

123. APPEALS LODGED

123.1 The Sub-Committee noted a list of Planning Appeals, which had been lodged as set out in the agenda.

The meeting concluded at 6.15pm

Signed _____ (Chair)

Dated this _____ day of _____ 2004